

**Rainbow Springs Community Club, Inc.**  
**P.O. Box 388 Granite Falls, WA 98252 (360) 691-2683**  
**Board of Directors Meeting Minutes**  
**March 15<sup>th</sup>, 2023**

**Meeting called to order by: Jacob Bruce**                      **at: 6:47pm**

**Roll Call:** (*Virtual Meeting on Zoom: Recurring Meeting ID #758 7388 5543*)

- |   |   |
|---|---|
| 1. <b>President:</b> <i>Jacob Bruce</i> – Present       | 6. <b>Trustee:</b> <i>Kyle Knobel</i> – Tardy   |
| 2. <b>Vice President:</b> <i>Marty Schoos</i> - Present | 7. <b>Trustee:</b> <i>Tina Dingman</i> - Absent |
| 3. <b>Secretary:</b> <i>Maelissa Knobel</i> – Absent    | 8. <b>Trustee:</b> <i>Adam Bogart</i> – Tardy   |
| 4. <b>Treasurer:</b> <i>Ivy Houghton</i> - Present      | 9. <b>Trustee:</b> <i>Hagen Tidwell</i> – Tardy |
| 5. <b>Trustee:</b> <i>Greg Nelson</i> – Present         |   |

**Minutes taken by: Greg Nelson**

~~No quorum (only 4 members present)~~ – Maelissa excused

NO APRIL BOD MEETING

**Homeowners Present: None**

**Special Requests from Homeowners: None**

**Treasurer report:**

1. Approval of February Financials report – Provided to BOD Electronically
  - a. Motion to approve by Jake, Ivy seconds, Y: 6 N: 0 - PASSED
2. Ivy will begin reviewing and working with McPhersons regarding Financials
  - a. Call scheduled for 3/16 to discuss past dues audit

**New Business:**

1. Approval of February Meeting Minutes
  - a. Motion to approve by Marty, Jake seconds, Y: 6 N: 0 - PASSED
2. Special meeting held on 2/25/23 – opened at 11:01 am, concluded at 11:12 am
  - a. Jake motions to vote acceptance of Ivy Houghton onto the board, Greg seconds, all in favor.
3. Hiring Michelle’s attorney for collections
  - a. Further details to be considered and voted on after Annual Meeting
4. Getting a reserve study done
  - a. Greg to provide a draft accounting of reserve to BOD
5. Writing off the bad debt of previous owners while still trying to collect
  - a. Further details to be considered and voted on after Annual Meeting
6. Adding the ability for the bod to borrow against the association for financing options.

- a. Marty motions to have Emily draft policy for BOD financing, Jake seconds, Y: 6 N: 0 - PASSED
- 7. Research review on number of homeowner votes per property
  - a. Maintain one vote per homeowner approach
- 8. Sign for Annual Meeting for gate
  - a. Community Lake Park Easter Egg Hunt – 8 April @ 10am
  - b. Community Clean Up/BBQ
    - i. Ivy will make both signs
- 9. Replace shed solar panel damaged by vandalism
  - a. Marty will own

**Ongoing Business:**

- 1. **Gate:**
  - a. (Jake/Greg) Maintenance recurring discussion
    - i. Maelissa was unable to locate the electronic camera manual.
- 2. **Property Management**
  - a. (Ivy) Report on new homeowners - Included in the packet from McPhersons.
    - i. No action needed this month
    - ii. Tote needs to be restocked
  - b. (Jake) Gate Remotes - Included in the packet from McPhersons
    - i. No action needed at this time
    - ii. 80 remotes in shed
- 3. **Board Members:**
  - i. No needed action or open positions currently
- 4. **Dam/EAP:**
  - a. (Jake/Marty) Recurring discussion and updates
    - 1. None at this time
- 5. **Amenities**
  - a. (Adam) Parking Passes
    - i. Stickers for this year have been delivered and will be ready for distribution following annual dues
    - ii. Parking Pass delivery process for this year was included in the annual meeting agenda and announcement
- 6. **Community Roads**
  - a. (Jake) Review the quote provided in meeting package and discuss next steps
    - i. Use half reserve and half budget for repairs, totaling \$43k
  - b. Motion to approve by Marty, Ivy seconds, Y: 7 N: 0 – PASSED

## **7. Annual Meeting**

- a. Meeting to be held at Granite Falls Eagles Club on 4/22/23 @ 11:00am
  - i. Please review the agenda to assess readiness and confirm/address each section being reviewed
  - ii. Michelle will be in attendance for financials and will provide the sign in sheets with Ivy
  - iii. McPhersons to send out mailer's week of 3/13 following document approval – confirmed complete
  - iv. Ivy will provide colored note cards for voting - completed
  - v. Maelissa can get copies printed for the meeting
  - vi. Any other items missing or needing assigned?
    - 1. Name tags and pens will be owned by Jake
    - 2. Sargent at Arms will be Adam

## **8. Communications and Follow-up**

- a. Email
  - i. (Maelissa) Emily's office will be sending a letter to the non-member challenging dues
- b. Website
  - i. (Maelissa) Website is up to date with most current items
  - ii. Add:
    - 1. Annual Meeting
    - 2. Easter Egg Hunt
- c. Calls
  - i. (Marty) no action required
- d. Violation letters
  - i. (Ivy) Recurring update and discussion
    - a. To be discussed at the annual meeting

**Items needing reviewed at a later meeting:**

- Cloud Storage vs Brick Storage
- Second Gate programmer training
- Emergency access road
- Bus Shelter Installation
- Playground Installation and next steps – 6 May 2023 work party @ 9am
- Upgrade the shed to accommodate community items or a community building in track B
- Community Roads
- Additional camera installation
- Potential gate removing walk in access from front gate, exit only walk through
- Movie night

**Meeting adjourned by: Jacob Bruce at: 8:09pm**